

# PUTTING HEART IN HOUSE BUILDING

EIGHT FAMILY HOUSE WITH A LARGE CENTRAL COURT AND MANY OTHER EXCEPTIONAL FEATURES. BUILT AT 118-121 WEST 227TH STREET, BROOKLYN, N. Y.

On Marble Hill, the picturesque town of Marble Hill, went to the realty broker through whom he had purchased the property and constructed within the remarkably short period of five months which, in the front or south apartments, which face on the street, the woodwork is

consulted the latter about the advisability of putting up a single or two family houses on the site.

is probably a daring time to apply to any building venture in this day of high rents, but it fits the present case precisely because it describes an under-builder who is aware of the actual situation and was to do the most good possible in the shortest period of time. The builder of course is not going to spurn the possibility of making a reasonable profit by specializing in properties in the Marolo hill section, is one of those rare boys who takes his social duties seriously, and is not averse to applying the structures suggested by the owner. He told the latter that it was his cue to produce the greatest amount of housing space that the plot was capable of in the shortest space of time consistent with the exterior. By the house in Colombo in which the policy of decoration which that early architect insisted upon. The porches extending across the front of the structure, the red tiled entrances and the white doorways gave an suggestion of Salem or Concord. Inside every effort has been made to give the tenant the full worth of his money. There are four apartments on the ground floor, the upper floor has two, the roof is flat, the kitchen contains five rooms, two bedrooms, a bathroom and a bath. Each apartment has also a good sized porch.

One of the chief distinguishing features of the house is the interior court measuring 15x44 feet, exceptional dimensions in a structure of this kind which

through the renting of his house, for just there is where the practical business judgment enters to save the situation from absurdity.

It was not until the story in this way. Last June when the public was still feeling the pinch of the housing famine the owner of the fifty foot plot at 119 and 121 West 27th street

thoroughly honest construction. Moreover the broker suggested that the space should be made to rent for not more than \$30 per room.

The owner entered into the spirit of the thing and the Adria Building Corporation was formed. With the aid of Edward P. Hammel, architect, and Leo Feibel, engineer, a building was

money and perhaps just a little more if modern standards of value are taken into consideration. Here are to be found many of the hallmarks of the high priced apartment, such as for example as French tile and wall lighting, the living and dining rooms are paneled and papered under the supervision of a well known interior decorator.

usually possess nothing more than the cramped air well prescribed by the tenement house law. The height of the building, which is a trifle less than thirty feet, insures a pleasant surprise of fresh air and sunshine for this court, which will be made cheerful by window flower boxes and other quaint life touches.

<b>BUILDING APPEALS TO BE CONSIDERED</b>	<b>Report Shows Enormous Growth of City's Back-</b>	<b>BUNGALOW SITES IN PRONY TO BE SOLD</b>
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Register James A. Donegan has prepared and distributed a report of the

Board Will Hear Long List of Applications for Zoning Law Permits.

The report of Register Duncan shows the office of the Register's office of New York county for the years 1913, 1919 and 1920. It contains, in addition to a detailed review of the operations of the office, much information concerning New York real estate records.

The report of Register Duncan shows the office of Register. Franz Sigel, Major-General in the civil war; Gen. Charles G. Halpine, whose poems over the signature "Miles O'Reilly" were famous in the civil war period; Gen. Patrick H. Jones, assistant Postmaster of New York city; Frank T. Fitzmaurice

J. P. Day Will Offer 32 Acres Near Zerega Point at Auction on Dec. 22.

The Board of Appeals will hold a public hearing on Tuesday morning, December 20, at 10 o'clock, in room 519, Municipal Building, on the following matters:

the building zone, 1910-1912, under the building code of 1908, was more than double the yearly average from 1915 to 1918, inclusive.

In spite of the great increase current in the city office, the number of employees in the last three years was much less than in the preceding years. The force employed in 1920 was

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Application, September 22, 1921, under the following resolution, of George E. Stuchman, consulting engineer, on behalf of Peter Dodgier Realty Company, owner, to permit in a business district

The conversion of existing business building into a factory building; premises 1125-1126 Second avenue, 245 East Fifty-ninth street, northwest corner, Manhattan.

Application, October 10, 1921, under supervision of Edward J. Egan, referee in bankruptcy, filed by:

\$500 in the last three years over the preceding three years	Lohr, John A., Middlebrook & Ehrlich;
" " " "	Roddard, Albert L., Middlebrook & Ehrlich;
" " " "	Hill, Lockwood & Redfield; R. & E. O'Gorman, Amend & Amend, Foster, Hotaling & Klenke; Rose & Pasquas;
" " " "	Wilder, Ewen & Patterson; Stanchfield & McGuire and Clarence J. Shearn,

and absolute executor's sale for separate Mary Day will sell, in separate

Brooklyn, on behalf of James English, owner, to permit in a business district the erection of a three story public stable; premises 2190 Gravesend avenue, southwest corner avenue T, Brooklyn.

Application, October 3, 1921, under the building zone resolution, of John J. Dunnigan, architect, on behalf of William L. Booth, owner, Charles H. Phillips, lessee, to permit partly in a business district and partly in a residence district the maintenance of a motor vehicle on the premises of the building, the bulk of the tax collected goes to the city.

In the years covered by the report there have been many improvements made. Greater accuracy in recording has been secured through the use of a special staff of clerks comparing the

Stebbins avenue; the plot on the west side of Carpenter avenue, 239 feet north of East 229th street, extending through to Bronx Boulevard.

**\$200,000 Hotel for Long Beach.**

Plans are being prepared by Architect William H. Wood, of Los Angeles, for a hotel on the corner of

**Beginns Sale of Harriman Houses.**

Application, October 3, 1921, under the building zone resolution, of John J. Dunningan, architect, on behalf of William H. Booth, owner, Charles R. Duggan, building contractor, and John J. Dunningan, architect, for the erection of a five-story hotel to be erected at Long Beach, according to the Ward Building Reports, No. 100109, is to be put up on the 100x109 lot of the Block 100, Fourth street, and will cost \$250,000. It will be five stories and will have sixty

Register Donegan's report contains much interesting matter in relation to the real estate records of New York county. The mystery of certain libers supposed to be lost because the early indexes have been accomplished.

The Joda Realty Company is the owner, and the construction will be of brick, stone and hollow tile.

shinyard workers during the war. Included in the sale are the huge Victory Hotel and several business buildings.

Application, November 17, 1921, under

**REAL ESTATE AT AUCTION.**

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The building zone resolution, of Philip Barde, architect, on behalf of Emil W. Frandsen, owner, to permit partly in an unrestricted district and partly in a residence district the erection of a two story building to be used as a garage and wet wash laundry; premises 1784-1786 East

Application, October 19, 1921, under the building zone resolution, of John J. Dunnigan, architect, on behalf of James Tully, owner, to permit in a business district the erection of a public garage; and the following was the result:

Application, October 24, 1921, under the building zone resolution, of A. Edward Richardson, architect, on behalf of Frank Roccaelli, owner, to permit in a business district the extension in area to

**BRYAN L. KENNELLY,**  
(INCORPORATED)  
**ANNOUNCES**

**Two More Flats for the Bronx.**  
Greenberg & Leighton architects.

EXECUTORS, TRUSTEES, ATTORNEYS and OWNERS of real estate should consult us immediately regarding this and other auction sales.

**purchased at auction from me.**

On or about February 15 we will sell 39 acres of beautiful Sound view property, located at Mill Neck, Locust Valley, L. I.

United States Government. The purchaser, **Stauffert Karlback**, will erect a business building.

**Julius Trattner** sold for **Emil Singer** the five story double flat at 556 East 165th street, near Boston road, 25x120.

**ARTHUR C. SHERIDAN**, Real Est. Auction'r

67 Liberty Street, New York City  
December 18th, 1921

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...ages for \$2,529,000.	...veloping the sites that were most tempo-	...ark avenue and thirty-eight street.	...to G. Schnell.	...182 Broadway, Cor. 133.
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